

## Valerie Porter

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**From:** christine g pydych <cgpydych@comcast.net>  
**Sent:** Friday, April 5, 2019 2:11 PM  
**To:** Valerie Porter  
**Cc:** DSD Support Services; appydych@comcast.net  
**Subject:** #PP18-00003- Development at 345 & 375 Mine Hill Rd SW - Statement of Opposition  
**Attachments:** 2019-0404-Development at 345 and 375 Mine Hill Rd SW-Statement of Opposition.pdf

Valerie,

Along with others on Mine Hill RD SW, I oppose the development and subdivision of 4.9 acres into 20 single-family lots. I've included documentation from my husband, Anthony Pydych, AIA, with his thorough research of environmental, hazardous, ecological, and land development concerns.

On February 28, 2019 there was a public hearing at City Hall regarding zoning SF-S. The city of Issaquah was considering amendments to its Land Use Code that would no longer allow the development of new duplexes. Stated in the letter from the City of Issaquah dated February 14, 2019; "This proposal is consistent with the City's goal to focus new housing development into Central Issaquah instead of suburban areas." Overwhelmingly, residents spoke in approval and gratitude of this amendment. Please look at the number of residents who spoke and voiced concerns for further development into suburban, SF-S areas. There were only two or three statements against the amendment and at least 15 – 20 declarations of support. The majority of residents do not want more development. Developers typically have one goal: to make as much money as possible with little regard to local impact. On the other hand, local residents often have the exact opposite goal: to maintain the character, trees, land, stream, animals, and way of life in their community.

My husband and I have lived here for 20 years and raised our children in this community. We've both volunteered and worked for the Issaquah School District. We love our home, which is featured by the Issaquah Historical Society: <https://www.arcadiapublishing.com/Products/9780738520759>

Please remember that developers come and go, their priorities are in individual, short-term profit. Residents are long-term, passionate, caring, stewards of the community at large. This is the difference between "me" and "us".

Thank you for your time and careful consideration of our community,

Christine Pydych  
425.221.3218

**Valerie Porter**

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**From:** Steve Briggs <briggsie25@hotmail.com>  
**Sent:** Thursday, April 4, 2019 11:31 AM  
**To:** Valerie Porter  
**Subject:** Building at Mill Creek on Squak Mountain

Valerie,

I wanted to write and let you and the others attached to this project that I am highly against the further development on Squak Mountain at Mill Creek. We moved to this area and Squak Mtn in particular for the beauty and quietness of it, not the further building and destruction of the land. The thought that 20 more houses would be put on a greenbelt and destroy the home of animals and disrupt a creek that feeds into larger bodies of water is just disgusting. Many current residents, myself included, have complained about the increasing traffic problem and no one seems to hear or want to hear about this, but it is a growing problem. Without more streets or bigger streets it will only get worse. The city continues to build and build without the thought of hearing what people are saying. Please take mine and everyone's thoughts and emails into consideration on this project. Thanks for your time.

Regards,

Steve Briggs

## Valerie Porter

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**From:** Jill Rapier <jill\_rapier@yahoo.com>  
**Sent:** Thursday, April 4, 2019 11:03 PM  
**To:** Valerie Porter  
**Subject:** comment on Mine Hill housing project

Hi,

I am a homeowner on Squak Mountain. I am against the high density housing project proposed on Mine Hill where the current green belt is located. I thought there would be no more cluster housing in single family zoned areas. There are environmental effects from these housing projects. Please do not allow this!!!

Regards,  
Jill Rapier

## Valerie Porter

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**From:** Nicole Masciocchi <nmasciocchi@gmail.com>  
**Sent:** Wednesday, April 3, 2019 8:42 PM  
**To:** Valerie Porter  
**Subject:** Comments Opposed to Proposed Mine Hill Development

Dear Valerie-

As a long time resident of Issaquah and Squak Mountain, I am opposed to any further high density development on Squak Mountain. We have a gem of nature and wildlife in our backyard and taking down these trees and natural vegetation will displace countless animals (owls & bats that keep the mosquito population in check; coyotes & bobcats that keep the rodent population in check), not to mention the damage that would be done to the stream and salmon runs. More high density housing will also negatively impact traffic and our already overcrowded schools. Please vote against this terrible idea!

Thank you,  
Nicole Masciocchi  
685 Mt Logan Drive SW  
Issaquah, 98027

## Valerie Porter

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**From:** Nick Marquardt <nmarquardt@gmail.com>  
**Sent:** Friday, April 5, 2019 11:52 AM  
**To:** Valerie Porter  
**Cc:** anthony p pydych; Emily Marquardt  
**Subject:** Development at 345 & 375 Mine Hill Rd SW  
**Attachments:** 2019-0404-Development at 345 and 375 Mine Hill Rd SW-Statement of Opposition.pdf

Hi Valerie,

I live at 420 Mine Hill Road SW, and I would like to share my concern with this proposed development. I've been living in Issaquah since 2002 and have generally been very happy. I've lived at this address since 2015 and originally purchased the property in 2008.

I am in complete agreement with State of Opposition Ref File# PP18-00003 and all of the land use concerns raised in this file. This area is incredibly sensitive to wildlife, and as a riparian corridor. The way this development is planned is in complete opposition to the recent City of Issaquah Planning Commissions efforts to curtail development and lessen the impacts to environmentally sensitive areas. I just attended a recent public meeting that stated this and I'm completely confused by this cluster development.

Please make an effort to cease this development from proceeding.

Thank you!

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Nick Marquardt

## Valerie Porter

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**From:** Kristina <ktgravette@msn.com>  
**Sent:** Wednesday, April 3, 2019 8:11 PM  
**To:** Valerie Porter  
**Subject:** Development on Mine Hill Road

Dear Ms. Porter,

I am writing to protest the high density housing development proposed for the Mine hill Road section of Squak Mountain. I have lived at 2 Mt Park Blvd SW for 33 years and I do not think high density housing is appropriate for that area. It is full of small creeks and seeps. There are old mines underneath it. It is a wildlife corridor for coyotes, bobcats, bears and an occasional cougar. It is home to owls, bats, all sorts of small birds, mammals and amphibians. It is an outdoor play space for the local kids. We neither want nor need another high density housing project with its accompanying traffic and destruction of open space and habitat. Please put a stop to this development.

Sincerely, Kristina Gravette

## Valerie Porter

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**From:** anthony p pydych <appydych@comcast.net>  
**Sent:** Thursday, April 4, 2019 9:57 PM  
**To:** Valerie Porter  
**Cc:** 'Christine G. Pydych'  
**Subject:** file #PP18-00003- Development at 345 & 375 Mine Hill Rd SW - Statement of Opposition  
**Attachments:** 2019-0404-Development at 345 and 375 Mine Hill Rd SW-Statement of Opposition.pdf

Hi Valerie-

I've attached my statement of opposition to the proposed development at 345 & 375 Mine Hill Rd SW.

I can't speak for other folks, but I can say that most everyone I've talked to who lives nearby this property opposes this development and feels strongly that this is a bad idea for our neighborhood, the environment and wildlife who live in the woods, and which would set a very poor precedent for Issaquah.

Please feel free to contact me with any questions.

Thx -Tony

**Anthony P. Pydych**

4 2 5 | 2 2 1 | 3 2 4 3

## Valerie Porter

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**From:** Doug Yormick  
**Sent:** Monday, December 30, 2019 2:21 PM  
**To:** Valerie Porter  
**Subject:** FW: Opposition Letter to Development at 345 & 375 Mine Hill Rd SW  
**Attachments:** 2019-0404-Development at 345 and 375 Mine Hill Rd SW-Statement of Opposition.pdf

Public comment regarding Mine Hill Plat.

**From:** mine hill design <minehilldesign@gmail.com>  
**Sent:** Monday, December 30, 2019 1:51 PM  
**To:** Doug Yormick <DougY@issaquahwa.gov>  
**Subject:** Opposition Letter to Development at 345 & 375 Mine Hill Rd SW

Doug-

As a follow up to our brief discussion during our project review of the Marquardt Residence on Mine Hill Rd SW, I've attached a Letter of Opposition I prepared related to the proposed development at 345 & 375 Mine Hill Rd SW which you stated you were reviewing.

- This letter was previously provided to staff at the informational meeting held at the Issaquah Planning Dept in April 2019. Perhaps you already have it in your file.
- The letter has broad support from neighbors who live adjacent to the proposed development property and who would be directly affected by the impact of the development.
- I am considering notifying the Dept of Ecology as well as they have jurisdiction regarding the protection of wetlands, salmonid waterways, and riparian zones.

I am happy to discuss in more detail. If there are factual or process errors in the letter, please advise.

It is acknowledged that it is reasonable for property owners have rights to develop within the zoning code laws. Please do your best in your staff position to review and preserve this remaining Issaquah riparian zone and Class B Stream from destruction.

Thank you -Tony

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**Anthony P. Pydych AIA**  
mine hill design  
425.221.3243



## Valerie Porter

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**From:** John Kern <jskern1963@yahoo.com>  
**Sent:** Thursday, April 4, 2019 8:19 PM  
**To:** Valerie Porter  
**Subject:** Mile Creek Subdivision - new houses`

Hi Valerie,

I am writing to express my concern over the new houses that are being proposed for the Mile Creek Subdivision in Issaquah.

As a long time Issaquah resident, I had a choice of living in a **"high density"** urban living (i.e. Talus or Issaquah Highlands) or live in a neighborhood with more room. I choose to spend the extra money and brought in a lovely area where all the houses are sitting on a minimum of a quarter acre. This is the choice that I made and the main reason for buying here in Issaquah.

I am now concern that my neighborhood is going to become a "high density" urban area like Talus or Issaquah Highlands.

I understand that communities grow and more people move into areas. But I think it vital to set up restrictions and allow high density urban living areas to be set aside like Talus and the Highlands. It is also important to have other larger home/land areas to keep their quaint environment. I saw this when living in the Bay Area in California. My small community of Mt. View, CA decided it was more important to have high density housing. It has now lost it's charm. I hope this does not happen to Issaquah.

Furthermore, this area on Mt. Baker drive is a **"highway for animals"** coming from Squawk Mountain State Park to the Issaquah Creek. This occurs during the Summer when the water source dries up in Squawk Mount State Park.

John and Francie Kern

370 SW Mt. Baker Dr.  
Issaquah, Wa. 98027  
cell: 206-459-0159

Quattro LLC  
P.O. Box 1433  
Issaquah, WA 98027

November 10, 2020

VIA EMAIL: [valeriep@issaquahwa.gov](mailto:valeriep@issaquahwa.gov)

Valerie Porter, Associate Planner  
Development Services Department  
City of Issaquah  
PO Box 1307  
Issaquah, WA 98027

RE: Public Comment Submittal  
Project Name: Mine Hill Creek – Subdivision  
File Number: VAR20-00001

Dear Ms. Porter:

Quattro LLC hereby submits its public comments to the Mine Hill Creek Subdivision application for variance regarding stormwater outfalls and water and sewer utilities. We have two primary concerns: water runoff and traffic.

We own the property which is immediately north of the eastern half of the proposed subdivision. Our property includes a 30-unit apartment complex at 185-225 SW Clark and, in the easterly adjacent lot, a fourplex at 195 Wildwood Boulevard SW. These properties are on the downhill slope from the Mine Hill Creek Subdivision property. For this reason, the requested variance regarding drainage in this location and entire project is problematic and worrisome.

Our larger property includes a building of eight apartment units that runs parallel to the Mine Hill Creek property line and a building of six units which is perpendicular to the Mine Hill Creek plat. The fourplex is situated at the lowest end of the proposed runoff and water and utilities lines. Drainage in this area (highlighted area on the attached site map) has been an ongoing problem during the entire duration of our ownership beginning in 1999 to the present. Runoff from the Mine Hill Creek side of the hill results in a constantly damp and soggy ground. We have needed to install additional drainage basins in this area to address the runoff. Please note this has been required before any construction on the uphill property was even proposed. In addition, there are numerous mature trees and vegetation along this property line. Over the years, trees have fallen due to the soft, damp ground and damaged fences on the larger property and the dumpster surround on the fourplex property.


The current request for a variance has no information about any consideration of or studies about the impacts of surface and subterranean water outflows on these buildings or the large trees, all of which could be comprised. What is the anticipated amount of increased water runoff? Has this even been studied? What steps are being taken on the Mine Hill site to prevent negative impacts on neighboring properties? Will the city require studies to ensure that neighboring properties are not impacted? What steps will be taken to ensure that the lowest end of these outflows will not back up or otherwise undermine the neighboring properties?

We respectfully request that the City require the impacts of the stormwater outfalls and water and sewer utilities be fully studied for geotechnical issues and water runoff risks and diversions to ensure that the increased outflows and usages will not negatively impact our properties. In addition, the issuance of any variance should require completion of any remediation measures as suggested by the required studies.

Additionally, we have an overall concern about the increased traffic on SW Clark Street. The street is organic in line, narrow and reduces to one lane near the entrance to our property at 185-225 SW Clark. The non-linear shape of the road and its narrowing make traffic difficult to see. Oncoming vehicles must carefully maneuver to pass each other. Garage and sanitation trucks and other large vehicles have a difficult time traveling on this street and accessing our property, especially if any cars are parked along the road. The proposed subdivision will increase the traffic on this small street significantly, making it unsafe for drivers and pedestrians. We request that a specific traffic engineering analysis for the safety of existing street users also be required prior to diverting the additional traffic down Clark Street.

Please ensure that we are kept informed of any changes, alterations, or decisions on this application and any additional variance requests. The address above may be used for mail. For email, please send inquiries to [wanda@nuxoll.org](mailto:wanda@nuxoll.org). If you need any additional information, please feel free to contact me.

Sincerely,  
Quattro, LLC



Wanda Nuxoll, member

Attachment: Mine Hill Site Map, notated

**WINE HILL ROAD**



Call 2 Working Days Before You Dig  
811  
Utility Underground Location Center  
(800) 4 A D D (4633)

**UTILITY LEGEND**

- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- ▲ FIVE HYDRANT
- △ WATER APPURTANCES
- SANITARY SEWER MANHOLE
- WATER MAIN
- SANITARY SEWER MAIN
- STORM DRAINAGE LINE
- WATER METERS

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SHEET: 8 OF 10

DRAFTED BY: CYN  
DESIGNED BY: CYN  
PROJECT ENGINEER: MAJ  
DATE: 08.30.2018  
PROJECT NO.: 14118

DATE	REVISION
08.10.19	CITY COMMENTS
08.29.20	CITY COMMENTS 2ND ROUND

**BOARDWALK REAL ESTATE**

17533 47TH AVE NE  
SEATTLE, WA 98155  
(206) 227-0020

**MINE HILL ROAD**

**CONCEPTUAL SEWER AND WATER PLAN**

345 & 375 MINE HILL ROAD SW  
ISSAQUAH, WASHINGTON



**D.R. STRONG**  
**CONSULTING ENGINEERS**  
STRUCTURAL PLANNING SURVEYORS  
125 - 79th Avenue, North York, Ont.  
M2N 5P1 CANADA

## Valerie Porter

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**From:** lesliepantuso <lesliepantuso@comcast.net>  
**Sent:** Thursday, April 4, 2019 9:35 AM  
**To:** Valerie Porter  
**Subject:** Mine Hill Creek Subdivision

Hi Valerie Porter,

Greetings This is Leslie Pantuso a resident of Issaquah who resides at 355 SW mount Baker drive . I have lived here off and on for nearly 40 years. Being in my early retirement age It's a blessing to live in this beautiful area with the wild life and natural surroundings. It really is a slice of heaven in this busy world which is why my husband and I choose to live here,  
Many families on this block are respectable members of the community and raise their families on this peaceful area. The neighbors here are kind and we all look out for each other . I am opposed to this project for few reasons

The amount of houses being built in the 4.9 acres are mainly clustered in a 2 acre area. excessive houses for the land Many of the houses here are on bigger lots . our home directly views the project and it is not in accordance with other houses in the neighborhood This overcrowding to many people in a small area.

The disrupting of the wildlife and natural surroundings. BY cutting so many trees down the deer , bears, squirrels, and bird life are displaced . At the meeting Ken said around 500 trees will come down which can cause water and draining issues .there are water run off issues now just being on a coal mine area.

the streets in particular Clark street may not be able to handle the addition of the 20 houses with traffic. CAN the road be sufficient to handle the additional traffic ?

Outside developers not even local developers not a part of the community exploiting the natural environment.

MY husband passed away recently . He was in the real estate business being a project manager for the Kilroy towers in the sea tac area. Together he and I also have remodeled and sold 5 houses in the area including north bend , Tacoma, and Kirkland. I am not opposed to some development but this seems excessive. It is not right and should not be grandfathered in.

Thank you for your time and I would like to be kept informed of all movement in this issue. Many of the neighbors and I left the last meeting feeling like it was being looked at and stopped and I wonder what happened.

Warm Regards, Leslie Pantuso  
355 SW Mount Baker drive  
Issaquah , Wa. 98027

## Valerie Porter

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**From:** Nicole Pyle <nicoledpyle@gmail.com>  
**Sent:** Wednesday, April 3, 2019 6:51 PM  
**To:** Valerie Porter  
**Subject:** Mine hill road project

I am writing to express my concern and opposition to the Mine Hill road project. Yet another high density housing project is NOT what Issaquah needs. It effects the environment - water, trees, animals, the traffic, the small town feel that the city is planning for. There has been very little done infrastructure wise to account for all the other high density housing projects popping up all over the Issaquah valley corridor. Traffic has become horrendous, schools are over crowded and the feel of Issaquah has changed. This is not what the city was built on and it is not what the direction the residents want to see it take. We can all see what has happened to Bellevue let not continue this trend in making Issaquah the second Seattle of the East.

Regards,  
Nicole Pyle  
Issaquah resident  
340 Mt Olympus Dr SW

Sent from my iPhone

## Valerie Porter

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**From:** Lotte Torgersen <lotte.torgersen@gmail.com>  
**Sent:** Monday, April 1, 2019 8:45 PM  
**To:** Valerie Porter  
**Subject:** Oppsition to project on Mine Hill/Clark st development

Mine Hill/Clark St. development

Opposition letter

Lotte & Mads Torgersen

350 SW Mt Baker Dr

We have heard about the development from neighbors on Mt Baker Dr and on Mine Hill Rd. We are renting and none of the information from the city have ever reached us as renters directly, thus this is perhaps late, but we thought you should know.

We have been in our house on Mt Baker Dr for 6 years now. Before that we lived on the other side of the greenbelt, on Mine Hill Rd for another 4 years. We love this little neck of the woods, the historic homes and unique character of Mine Hill, as well as the abundant wild nature right in our back yards. It has been a wonderful place for our kids to grow up and play outside, on a quiet street and in the greenbelt. On Clark St, just below us on the hill, lives a large and vibrant community of kids that still play outside, as kids should, and they can do so safely because they live on a cul-de-sac too.

The green belt hillside and the many, many little streams in it, are truly one of Issaquah's last wild places. They replenish Issaquah creek and allows the feathered and furry neighbors to travel safely in an increasingly urbanized area. We hear quite a few owls in the evenings, and sometimes see them resting in the big old trees during the daytime. We know they nest in an old big leaf maple, and have for years. The same big old trees host racoon families, many, many birds, as well as an abundance of both Douglas and gray squirrels. We see deer, and occasionally bears and coyotes.

Plowing a road through all of this, building so many homes (that will house double that in cars) on land that is not actually buildable because of all the water (and the old mine shafts), seems like an irreversible mistake for

the centuries that the city is about to make. These trees will not grow back for hundreds of years. These childhoods are once and done and will be lost indoors on the internet.

This project will end like the one up in Talus: naked, moon cratered ground that no one can build on; a slide risk, an environmental disaster and an eyesore. Or like the one here on Mt Baker, that sits half built, with water pouring out of it going on 3 years now. Again: A slide risk, an environmental disaster and an eyesore. It seems like this has all been ushered through the permit process with no due consideration for anything other than lining the pockets of out-of-town builders and land owners.

We do not believe that there has been proper consideration for neither the environmental impact of this development, nor how this will change the city in terms of lost green space and the additional cars on Clark St, Newport Rd and Issaquah Hobart Rd. the former is a residential street with many, many kids. The latter two are already parking lots during rush hour.

This is last-minute, but it feels like last-minute for Issaquah as well. Thank you for your time and consideration.

Lotte & Mads Torgersen



## Valerie Porter

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**From:** Heather Briggs <titanhuskie@gmail.com>  
**Sent:** Wednesday, April 3, 2019 9:13 PM  
**To:** Valerie Porter  
**Subject:** proposal for high density housing- Squak Mtn.

Valerie Porter,

I am a resident on Greenwood Blvd SW on Squak Mtn. and my husband just informed me about a housing project proposed at Mine Hill. Months ago we received notification that Squak Mtn. was being rezoned and were confused where there would be any land for building since Squak is developed and were told 3+ years ago when we bought our house that there'd be no more developments because Squak Mtn. was done with building. We purposely bought a house on Squak Mtn. because we weren't right on top of our neighbors and could enjoy the beauty of the trees that surround our house and Squak Mtn. We didn't buy in other overdeveloped areas of Issaquah because they are void of nature- clear cutting and eradicating all signs of beauty. I was concerned reading through this information in the mail, but hadn't been informed about any proposed building for high density housing or otherwise. Hearing tonight there is a high density housing project proposed for Squak Mountain makes my blood boil. The beauty that brought us to this area from IL (purely because we wanted to be around nature- not for job reasons) is quickly disappearing. The Highlands and Talus developments are overbuilt pieces of land that have added to the overcrowding in this city with public schools that are bursting and infrastructure that is a few decades behind the population boom. The apartments off of Newport haven't even opened up yet, adding more traffic and kids in the schools, and someone wants to build more compact high density housing in Issaquah???!!! Adding more high density compact housing is the WORST thing this city could do. We are not managing the crowding and traffic issues we already have, and a builder is proposing to ADD to the PROBLEM? Is the city nuts??? Adding housing to the area doesn't mean it will be affordable to those that need it most- it will be overpriced and unaffordable. We live among incredible creatures that are quickly losing their habits. Coexisting with these animals is becoming more and more difficult because they have no place to live and are wandering through areas heavily populated. A greenbelt is the LAST place where any building should occur. These areas are habitats for so many animals that otherwise would be constantly roaming through residential properties. What is the purpose of a greenbelt if we are just going to destroy it?!?!?! I'm actually angry that this proposal was even considered with the massive issues plaguing Issaquah. Since we are so far ahead of the expected population growth as mandated by the Growth Management Act, I don't understand why we feel the need to keep this insane pace of building. The builders that have scorched the landscape of Issaquah with compact housing and clear cutting large sectors of land are destroying the character of this town. DO NOT allow more building on Squak Mtn. This proposed project would only become a money pit on unsuitable land that would destroy habitats and all in the name of the GMA. Why isn't anything being done about the traffic, overcrowding we already have, and the fact that our schools are bursting and don't have enough viable land to build more schools, yet we are creating more housing. Completely idiotic that we aren't handling our issues and problems, but are deciding to add to the headaches and problems.... Definition of insanity. NO MORE BUILDING ON SQUAK.

Sincerely,

Heather Briggs (also an employee of school district 411- substitute teacher)  
1000 Greenwood Blvd SW

**Valerie Porter**

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**From:** Leslie Grossruck <lgrossruck@yahoo.com>  
**Sent:** Friday, April 5, 2019 4:15 PM  
**To:** Valerie Porter  
**Subject:** Proposed development at 345 & 375 Mine Hill Road SW; File No. PP18-00003

Dear Ms. Porter,

I have serious concerns regarding the above proposed development.

In 1976 I bought one of the historic homes on Mine Hill Road and it didn't take long to appreciate the unique qualities of this small neighborhood. It became a beautiful place to raise our family, as others continue to do. Many visitors from near and far have commented to me on how they have never seen anything like it.

This was no "development in the making," as other areas of Issaquah have become.

It represents the early history and character of Issaquah that can be found No Where Else. The Issaquah Historical Society has regular walking tours on Mine Hill to educate our citizens about Issaquah's mining history. There are even several parcels that cannot be built upon, due to existing mine shafts.

The impact of this proposed development would be devastating in many aspects to this unique neighborhood.

Through this property there is a stream that flows a very short distance directly into Issaquah Creek, a valuable salmon habitat. Intrusion in this area would severely impact the quality of this natural resource.

There are numerous trees protecting this stream and hillside, also home to a wide variety of wildlife, which we value. These trees and surrounding growth also protect the adjacent hillside from erosion. How could these things ever be mitigated? The clearing of this property would be a blight in this small community.

As you know, traffic is already a serious issue and a major complaint nearly everywhere in Issaquah. Adding more cars to the intersections of Mine Hill Rd., Wildwood Blvd., Clark Street, and Newport Way will only make the congestion worse.

I respectfully, yet strongly, urge you to deny the application for this proposal.

Thank you,

Leslie Grossruck  
(360)629-4808  
property owner of 400 Mine Hill Rd. SW

**Valerie Porter**

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**From:** Valerie Porter  
**Sent:** Friday, November 16, 2018 1:26 PM  
**To:** 'Wanda Nuxoll'  
**Subject:** RE: Mine Hill Creek - COM18-00001

Wanda,

It was nice meeting you too! Thank you for your comments. I have forwarded your email on to the engineers that will be reviewing the project.

Would you like to be a person of record and have the comments added to the staff report?

Thank you,

**Valerie Porter**  
Associate Planner

City of Issaquah  
Development Services Department  
Office: 425-837-3100  
Direct: 425-837-3094  
[www.issaquahwa.gov](http://www.issaquahwa.gov)

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**From:** Wanda Nuxoll <wanda@nuxoll.org>  
**Sent:** Friday, November 16, 2018 12:40 PM  
**To:** Valerie Porter <Valeriep@issaquahwa.gov>  
**Subject:** Mine Hill Creek

Hi Valerie,

It was nice to meet you last night. Thanks for facilitating the meeting. As owners of two of the parcels on the north side of the proposed plat, our two primary issues that we hope will be addressed in the forthcoming plans/procees are:

- (1) traffic on Clark Street and the intersection with Wildwood, and
- (2) water drainage/runoff from the new plat once graded, trees are removed and timing of the stormwater vault being built. Our property is slightly downhill from the north line of the parcels and historically there has been a lot of water runoff from the hill.

Thanks, Wanda Nuxoll  
Member, Quattro LLC

## Valerie Porter

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**From:** appydych@comcast.net  
**Sent:** Friday, November 16, 2018 6:59 PM  
**To:** Valerie Porter  
**Subject:** Re: Cluster Housing Standards - Mine Hill Rd - Prelim Plat - PP18-00003

Hi Valerie

Thank you for forwarding these.

The Issaquah Zoning Code is explicit regarding the definition and standards for SF-S density, lot size, setbacks, and most importantly, the requirement for detached single family dwelling units.

The City of Issaquah is required by law to uphold these published legal standards. It is a dangerous precedent for the City of Issaquah to submit to an obvious, flagrant attempt by a property owner/developer to seek higher density for profit as is the case with this proposed development.

Cluster housing is explicitly omitted/not identified in the zoning code as applicable to SF-S zoning.

A reasonable person would expect that the Issaquah Zoning Code would be rigorously supported and enforced both in law and principle by the City of Issaquah Development Services via the design review process. If not, then it would likely open the door to litigation.

Given the numerous environmentally critical area designations of the properties, as discussed and identified at the meeting, one would expect a thorough SEPA review and recommendation for required EIS from the City of Issaquah for this property. Anything less would be a violation of law, trust, and stewardship of the environment by the City of Issaquah.

The developers are cavalier regarding their development density calculation. They do not exclude the area associated with the stream buffer which is a designated no-build/no encroachment zone. Based on my area calc, that max number of DUs for

The combined property is 16 DUs, not 22 DUs as they have proposed.

The developers are irresponsible and indifferent regarding clearly documented and identified environmental restrictions of the properties and the Class 2 stream with regard to their proposed stormwater management design (below grade vault), sewer connection to Mine Hill Rd, and water service (deep below grade trenches with the class 2 stream buffer). Installation of these components within the buffer would be catastrophic to the environment and integrity of the class 2 stream.

Thank you -Tony

Anthony P. Pydych AIA  
425.221.3243

On Nov 16, 2018, at 3:10 PM, Valerie Porter <[Valeriep@issaquahwa.gov](mailto:Valeriep@issaquahwa.gov)> wrote:

Hello,

It was a pleasure meeting you and Christine last night at the neighborhood meeting for Mine Hill Creek Preliminary Plat. As discussed, please find attached the Cluster Housing Standards Ken mentioned.

Should you have any questions or concerns, please feel free to contact me.

Thank you,

**Valerie Porter**  
Associate Planner

City of Issaquah  
Development Services Department  
Office: 425-837-3100  
Direct: 425-837-3094  
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<Issaquah.pdf>

## Valerie Porter

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**From:** Joe Schwab Sr <schwab.j@uniplexconstruction.com>  
**Sent:** Tuesday, March 30, 2021 3:36 PM  
**To:** Valerie Porter  
**Subject:** FW: Environmental Neighborhood Meeting - Mine Hill Creek Plat - PP18-00003  
**Attachments:** PP18-00003-Neighborhood Meeting Notice -2021-03-18.pdf; IMG\_4587.MOV

Valerie,

I am part of the Quattro LLC group that owns the adjoining Parkridge Townhomes on SW Clark and Wildwood Fourplex adjoining the Parkridge Townhomes.

In anticipation of your design review, I presume you have a Storm and Surface Water Protection Plan. Is that available for me to see and understand what will be done to mitigate water runoff that could potentially affect our adjoining properties? I ask because the water runoff observed in the attachment is quite substantial with all the land currently pervious. The substantial addition of impervious surface area will undoubtedly have a noticeable impact on runoff volume.

Thank you.

As COVID-19 times continue, *Illegitimi Non Carborundum*

Best Regards,

**Joe Schwab, Sr**  
CFO  
Uniplex Construction, LLC  
14737 NE 87<sup>th</sup> St | Redmond, WA 98052  
Office: 206-323-4320



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**From:** Ralph Nuxoll <ralph@nuxoll.org>  
**Sent:** Friday, March 19, 2021 4:58 PM  
**To:** Joe Schwab Sr <schwab.j@uniplexconstruction.com>; Sherry Schwab <schwab.s@hcsconstruction.com>; Wanda Nuxoll <wanda@nuxoll.org>  
**Subject:** Fwd: Environmental Neighborhood Meeting - Mine Hill Creek Plat - PP18-00003

5 acres due South of Parkridge and Wildwood4

----- Forwarded message -----

From: **Valerie Porter** <[Valeriep@issaquahwa.gov](mailto:Valeriep@issaquahwa.gov)>  
Date: Fri, Mar 19, 2021 at 3:42 PM

## Valerie Porter

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**From:** Joe Schwab Sr <schwab.j@uniplexconstruction.com>  
**Sent:** Tuesday, March 30, 2021 3:49 PM  
**To:** Valerie Porter  
**Subject:** FW: Environmental Neighborhood Meeting - Mine Hill Creek Plat - PP18-00003

Valerie,

I am part of the Quattro LLC group that owns the adjoining Parkridge Townhomes on SW Clark and Wildwood Fourplex adjoining the Parkridge Townhomes. I am writing a separate memo regarding traffic concerns.

The street designated to carry the traffic in and out of the proposed development seems quite narrow and has limited sightlines in my estimation, but I claim no expertise, only the benefit of years of experience.

Presumably, you have or intend to study the level of impact on traffic and the appropriate mitigation. Since I am sure this question will be pursued, can you fill me in on the following?

1. Has a Transportation Impact Analysis been completed? If so, may I obtain a copy. If not, why? [Transportation Impact Analysis Guidelines.docx \(issaquahwa.gov\)](#)
2. What were the findings if it was completed? Is there specific mitigation being proposed? If no, why not? See guidelines above.
3. What is the appeal process?
4. If a study was completed, were the existing traffic volumes measured pre-pandemic? If not, the artificially low pandemic volumes are inaccurate and don't capture the true impact.
5. Is there crash history information on the road and how that was factored into the decision-making process?

Thank you for your consideration of my concerns.

As COVID-19 times continue, *Illegitimi Non Carborundum*

Best Regards,

**Joe Schwab, Sr**  
CFO  
Uniplex Construction, LLC  
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Subject: Environmental Neighborhood Meeting - Mine Hill Creek Plat - PP18-00003

To:

Hello,

I am contacting you regarding the Mine Hill Creek Plat. Please find attached a meeting notice for an environmental neighborhood meeting.

Should you have any questions or concerns, please feel free to contact me.

Thank you,

**Valerie Porter**

Associate Planner

City of Issaquah

Community Planning and Development Department

Office: 425-837-3100

Direct: 425-837-3094

[www.issaquahwa.gov](http://www.issaquahwa.gov)